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TRANSFER
TAX
PAID

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, THAT MAYFLOWER HEIGHTS PROPERTIES, INC., of Oakland, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **ROBERT L. CONNOR** whose address is 19 Central Street, Winthrop, Maine 04364

the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, **WITH WARRANTY COVENANTS**, unto the said **ROBERT L. CONNOR**, his heirs and assigns forever,

A certain lot or parcel of land situated on the westerly side of Airport Road, so-called, in the City of **Waterville**, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod set on the westerly right of way line of Airport Road at the southeasterly corner of the land conveyed by Richard H. Dennis, Jr. to Janet. Dennis by deed dated December 14, 1973 and recorded in the Kennebec County Registry of Deeds (hereinafter "The Kennebec Registry") Book 1700, Page 67; thence by the following courses and distance, to wit:

- 1) South Eight Degrees, Forty-six Minutes, Thirty-two Seconds West (S 08° - 46' - 32" W) along the westerly right of way line of Airport Road, a distance of Seventy 00/100ths (70.00) feet to a northeasterly corner of the land conveyed by Roger A. Dufour to the Trustee of the Roger A. Dufour Trust by deed dated October 26, 1992 and recorded in the Kennebec Registry Book 4250, Page 103; thence
- 2) North Eighty-one Degrees, Thirteen Minutes, Twenty-eight Seconds West (N 81° - 13' - 28" W) along the northerly line of the land owned by said Trust, a distance of Three Hundred and 01/100ths (300.01) feet to an iron pipe found at the northwesterly corner of the land owned by said Trust and found at the northeasterly corner of the land conveyed by the Trustee of the Roger A. Dufour Trust to KMIC Associates by deed dated October 30, 1997 and recorded in the Kennebec Registry Book 5486 Page 212; thence
- 3) Continuing North Eighty-one Degrees, Thirteen Minutes, Twenty-eight Seconds West (N 81° - 13' - 28" W) along the northerly line of the land owned by said Associates, a distance of Four Hundred Eighteen and 00/100ths (418.00) feet to the northwesterly corner of the land of said Associates; thence

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- 4) North Forty-seven Degrees, Forty-one Minutes, Thirty-nine Seconds East (N 47° - 41' - 39" E), a distance of Three Hundred forty-seven and 03/100ths (347.03) feet to a point in a bog; thence
- 5) South Eighty-one Degrees, Thirteen Minutes, Twenty-eight Seconds East (S 81° - 13' - 28" E), a distance of One Hundred and 00/100ths (100.00) feet to a point in said bog at the southwesterly corner of the land conveyed by Gloria S. Craig et al, Trustees, to Nancy L. Gaunce by deed dated March 18, 1997 and recorded in the Kennebec Registry Book 5326 Page 1 and at the northwesterly corner of the land owned by Janet M. Dennis, referenced above; thence
- 6) South Eight Degrees, Forty-six Minutes, Thirty-two Seconds West (S 08° - 46' 32" W) along the westerly line of the land owned by Janet M. Dennis, a distance of Two Hundred and 00/100ths (200.00) feet to an iron rod set at the southwesterly corner of said land; thence
- 7) South Eighty-one Degrees, Thirteen Minutes, Twenty-eight Seconds East (S 81° - 13' - 28" E) along the southerly line of the land owned by Janet M. Dennis, a distance of Four Hundred and 00/100ths (400.00) feet to the iron rod set at the point of beginning.

The above-described parcel of land contains Eighty-four Thousand, Four Hundred Thirty-one (84,431) square feet, or One and 938/1000ths (1.938) acres. The bearings and distances called in the above description are derived from survey work performed by K & K Land Surveyors, Inc. in 1984 for Roger A. Dufour and in 2000 for Janet M. Dennis. The bearings called are referenced to True, not Magnetic, North. All iron rods called as set in the foregoing description are one-half (1/2) inch rebar, capped and labeled, "K & K Land Surveyors, Inc., PLS #1132."

Being all the same premises conveyed to the herein Grantor by Warranty Deed of Environmental Nominee Realty Trust, Barbara A. Vashon, Trustee, dated June 24, 2003 and recorded in the Kennebec County Registry of Deeds at Book 7474, Page 92.

IN WITNESS WHEREOF, the said **GARY A. CRAIG**, in his capacity as President of **MAYFLOWER HEIGHTS PROPERTIES, INC.**, has hereunto set his hand and seal this 11th day of July, 2003.

Signed, Sealed and Delivered
in the presence of:

**MAYFLOWER HEIGHTS
PROPERTIES, INC.**

William P. Subrad
Witness

Gary A. Craig
By: **GARY A. CRAIG, President**